

CITY OF EDGEWOOD
SPECIAL COUNCIL MEETING MINUTES

JUNE 1, 2004

6:00 P.M.

CALL TO ORDER - Mayor Link called the Special Meeting to order at 6:00 p.m. in council chambers of the Edgewood City Building. The following council members were present: Bill Grady, David MacMillan, Mark Steffen, Ray Spears, Scott Guenther, Dale Henson and Jeff Schreiver. Also in attendance were City Attorney Frank Wichmann, City Administrator Roger Rolfes and City Clerk Jeanette Kemper.

APPROVAL OF MINUTES – May 17, 2004 minutes - Mr. Guenther requested the following changes to the May 17, 2004 minutes on page one paragraph one under discussion of Municipal Order 2004-08 in his statement regarding project costs had increased by 13%; his statement should have stated “the project costs went from approximately \$5,000,000 to approximately \$6,000,000 just for building the building not for including additional expense on top of that and that included the fact that the bids came in approximately 13% high”. Additionally he indicated “if we were to go with the proposal that was presented at that meeting not only could the police stay here and the administration could go next door but that could also be done vice versa”. He also added “he thought we could complete the process based on that presentation in a way that it would be functional and work long term and it would be a much lower cost for the taxpayers of Edgewood”. With those changes and additions Mr. Guenther made a motion to adopt the May 17, 2004 minutes as corrected; seconded by Mr. Spears. Motion passed: 7 ayes – 0 nays.

May 24, 2004 minutes – Mr. Guenther stated that since these minutes were distributed to council just before this meeting he requested to table the vote until the next meeting, council concurred.

Ordinance 2004-05-05 Amending the 2003/2004 budget for the expenditures relating to the Senior Center and the City Building – 1st reading. Mr. Wichmann read the ordinance: AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AMENDING EDGEWOOD ORDINANCE 2003-06-03 AND THE BUDGET ADOPTED THEREBY FOR THE CITY OF EDGEWOOD FOR FISCAL YEAR BEGINNING JULY 1, 2003 AND ENDING ON JUNE 30, 2004.

Mr. Grady stated that at the last meeting he requested that the ordinance be separated between the city building project and the Senior Center project, and in his opinion it was not separated only the two schedules attached were separated but not the ordinance. He wants separate votes for the two projects. Mr. Schreiver stated that he also thought the ordinance was separated for the two projects. Mr. Wichmann said council could make a motion to divide the ordinance into two ordinances and attach the Senior Center schedule to one ordinance and attach the City Building schedule to the other. Mr. Grady made a **motion** to divide the ordinance into two ordinances; ordinance 2004-05-05 will have the Senior Center project schedule attached to it and ordinance 2004-06-08 will have the city building project schedule attached to it; seconded Mr. Guenther. **Motion passed: 7 ayes – 0 nays.**

Mr. Wichmann conducted the first reading for ordinance 2004-05-05 again due to the above change amending the 2003/2004 budget for the expenditures relating to the Senior Center project schedule. AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AMENDING EDGEWOOD ORDINANCE 2003-06-03 AND THE BUDGET ADOPTED THEREBY FOR THE CITY OF EDGEWOOD FOR FISCAL YEAR BEGINNING JULY 1, 2003 AND ENDING ON JUNE 30, 2004; the Senior Center expenditures schedule is attached.

Mr. Wichmann conducted the first reading for ordinance 2004-06-08 amending the 2003/2004 budget for the expenditures relating to the City Building project schedule. AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AMENDING EDGEWOOD ORDINANCE 2003-06-03 AND THE BUDGET ADOPTED THEREBY FOR THE CITY OF EDGEWOOD FOR FISCAL YEAR BEGINNING JULY 1, 2003 AND ENDING ON JUNE 30, 2004; the City Building expenditures schedule is attached.

Ordinance 2004-05-06 Authorizing the issuance of general obligation public project bonds for the city building – 2nd reading. Mr. Wichmann read the ordinance: AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION PUBLIC PROJECT BONDS, SERIES 2004 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$4,250,000 FOR THE

PURPOSE OF FINANCING THE COST OF THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF A PUBLIC PROJECT IN THE CITY OF EDGEWOOD, KENTUCKY; APPROVING A FORM OF BOND; AUTHORIZING DESIGNATED OFFICERS TO EXECUTE AND DELIVER THE BONDS; AUTHORIZING AND DIRECTING THE FILING OF NOTICE WITH THE STATE LOCAL DEBT OFFICER; PROVIDING FOR THE PAYMENT AND SECURITY OF THE BONDS; CREATING A BOND PAYMENT FUND; CREATING A SINKING FUND; AUTHORIZING ACCEPTANCE OF THE BID OF THE BOND PURCHASER FOR THE PURCHASE OF THE BONDS; AND REPEALING INCONSISTENT ORDINANCES.

Mr. Steffen made a **motion** to adopt ordinance 2004-05-06; seconded by Mr. Henson. Mr. Guenther stated that he did some initial investigation to what he presented at the last council meeting in terms of utilizing the current city building for the police and/or administration and putting police or administration in the building next door; based upon Roger's memo dated June 1st he still believes we can build a new firehouse and renovate the current city building and the building next door to bring them up to code for a total cost of \$2.8 or \$2.9 million dollars; he further stated he will vote no for this ordinance. Mr. Schreiver didn't understand where Mr. Guenther got those numbers from and further stated that if we take the square footage of the footprint of the fire department we have, the bid number on the square footage was \$3,500,000. Mr. Guenther stated that he gets it from what he thinks it will cost to build a new fire department, which he thinks would be roughly \$2,000,000 to \$2,500,000; he spoke with Mr. Rolfes who concurred that that was a reasonable estimate. If you add an additional \$300,000 to \$400,000 to renovate the two buildings that comes to roughly \$2,800,000 to \$2,900,000. Mr. Schreiver didn't know how we could reduce the square footage of the firehouse anymore than it already has. Mr. Guenther didn't think that was reducing it. Mr. Rolfes said it is 13,834 square feet and Mr. Henson said it would come to just shy of \$2,500,000 but it doesn't count the training facility, any shared space such as hallways and steps so then you would bump that up by at least 20%. Shannon Duffy, Cole + Russell Architects, said increase it by 20-25%. Mr. Henson said that would take it to \$3,112,000. Mr. Steffen commented that the building inspector said if we move administration to the other building it has to meet the current seismic regulations which means you would have to rebuild the floors, address making the walls stronger; with that he doesn't think that it would be a good investment to rebuild the house. Mr. Guenther further stated that after looking at a letter from Cole + Russell Architects dated October 25, 2002 that said unless you're going to use that building for some type of emergency shelter you don't need to bring it up to meet those category three seismic restrictions therefore, he's not clear if the city would have to meet those additional structural requirements or not. There is a big difference between \$2,900,000 and \$6,000,000 or \$6,200,000 and at a minimum he believes the city should look at other options. Mr. Schreiver asked where the fire department would train if you eliminate that space. Mr. Guenther said that the city of Independence built a fire department recently for \$2,200,000. Mr. Rolfes said they built it four years ago. Mr. Guenther said it's something that should be explored before we spend \$6,000,000 or \$7,000,000 on this building. Mr. Steffen had a newspaper article that talked about the city of Ft. Mitchell expanding their building again, which they just did a few years and other cities as well are looking into expanding their buildings, he doesn't want a future council addressing these facility issues and if the city does what Mr. Guenther suggested we would have no room to expand without adding on to the buildings at that point, you couldn't expand the current city building without bringing it up to code and still doesn't think that spending \$200,000 - \$300,000 on the building to bring up to code is not a good investment. Mr. Spears said anything we could do to save a couple of million dollars is a good investment. He further stated that our situation is not similar to other cities and does not justify building the building and we haven't explored all the other options. Mr. Henson said we looked at nine different scenarios. Mr. Grady stated that in his opinion it would be a waste of \$2,000,000 and we can build a fire and police building between \$4,000,000 and \$5,000,000. Mr. MacMillan said he doesn't want to spend that much money but it is needed. Mr. Spears doesn't think it's the best use of the taxpayer's money. Mr. Steffen said once we started looking at the differential and how much we're obligating the city over a number of years and

providing one building, which will be better for our employees and our citizens, would stop any council from addressing facilities for a long, long time over the course of time, he doesn't think the differential is enough to justify in renovating older buildings. Mr. Schreiver stated that when the citizen survey was compiled a few years ago the citizens want the city to provide police protection, fire protection and street repairs; we're spending the bulk of dollars on police and fire protection and street repair and he doesn't know how the city could do anything more to provide service to the city. Mr. Schreiver asked the audience for any comments; no one commented. Mr. Guenther said based on these discussions he believes the city could build a new firehouse and renovate the current city building and the house next-door for \$4,000,000 or less. Mr. Schreiver commented that we have already spent the architect money so that money would have to be added to Mr. Guenther's suggested project and additional money will have to be included for additional clerks for police and fire. Mr. Rolfes said that if council starts over in effect which is basically what we would be doing you'll get a lot more architectural fees because they would have to start over. Mr. Grady said that about three months ago Cole + Russell said we could salvage a lot of the expenditures that have been made to date if we wanted to go with separate buildings, something like salvaging 50% of what had been spent if they could utilize the design for the police and fire building; he would consider some of that as salvageable. Ms. Duffy said that the architectural fees should be clarified as design fees for civil engineering, mechanical engineering and others; the architect fees are not a large amount of that.

Mayor Link called for a roll call vote. Aye votes were recorded for Mr. Steffen, Mr. Henson, Mr. MacMillan, and Mr. Schreiver. Nay votes were recorded for Mr. Grady, Mr. Spears, and Mr. Guenther. **Motion passed: 4 ayes – 3 nays.**

Ordinance 2004-06-07 Changing the time and date of the regular council meetings – 1st reading. Mr. Wichmann read the ordinance: AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, CHANGING THE TIME AND DATE OF THE REGULAR MEETING OF THE CITY COUNCIL OF EDGEWOOD FROM 7:00 PM ON THE SECOND AND FOURTH MONDAY OF EACH CALENDAR MONTH TO 6:30 PM ON THE FIRST AND THIRD MONDAY OF EACH CALENDAR MONTH.

ADJOURNMENT – Mr. Henson made a **motion** to adjourn at 7 PM; seconded by Mr. Spears. **Motion passed: 7 ayes – 0 nays.**

Mayor John D. Link

Attest: _____
Jeanette Kemper, City Clerk

Date passed: _____